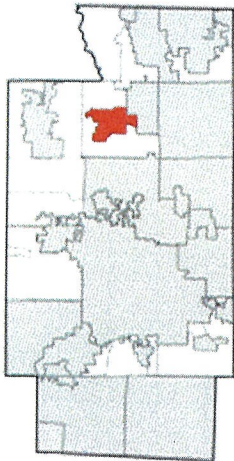
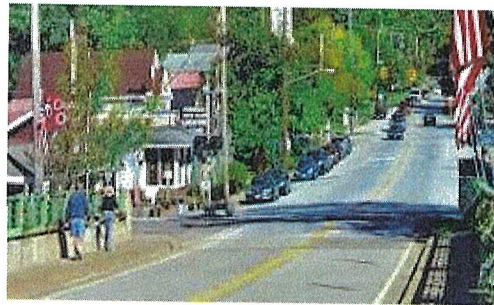


Village of Peninsula: Long Range Plan Update 2019



Village of Peninsula, Ohio Long Range Plan Update 2019

Approved by Planning Commission

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Prepared by the Village of Peninsula Planning Commission

With assistance from Aislinn Consulting LLC

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Executive Summary

This Long Range Plan Update is an update of the 2003 Long Range Plan prepared for the Village by McKenna Associates, Incorporated. The Village began the update process with the creation of the Village's Long Range Plan Update Committee, whose members were appointed by the Planning Commission. Throughout 2017, the Committee engaged in extensive community outreach and conducted surveys regarding issues related to the Plan update. That information was presented to the Planning Commission, which assumed the responsibility for the project in 2018. The Planning Commission then held a series of Long-Range Plan meetings to discuss the various sections of the existing plan. Changes were suggested where the Commission felt they were appropriate. This Update follows a similar structure to the 2003 Long Range Plan, and in several areas, the information from that plan, where no changes have occurred, is incorporated into this update. This Updated Plan has been designed to guide development and redevelopment in the Village during the next 5 to 10 years. The Plan contains analyses and policy recommendations regarding population, existing land use, housing, economic development, land ownership, community and recreation resources, transportation, and future land use patterns, as well as a summary of community goals and visions as developed initially through the goal-setting process and subsequently revised and refined during the Plan preparation process.

The purpose and goal statements of this Long Range Plan Update are very similar to those created during the 2003 Long Range Plan process. The Purposes of creating this plan are:

1. The Village is committed to the conservation of its "small town" character. This Long Range Plan Update seeks to assure that all land uses support this goal.
2. The Village is committed to the protection of its distinct historic character, particularly the historic district. This Long Range Plan Update seeks to assure that the character of the Village will be preserved for the future.
3. The Village acknowledges its role as a tourist destination, located at the center of a National Park. This Long Range Plan Update seeks to balance the needs of the residents and the requirements of tourism, while preserving the unique character of the Village.
4. This Long Range Plan Update provides the framework for the redevelopment and development of appropriate portions of the Village to assure an economic base that provides the necessary services for the sustainability of the community.

5. The Village is committed to the improvement and management of its infrastructure to protect the environment and preserve the character of the Village.

The Purpose statements resulted in the creation of Goals for the Update Plan, which include:

1. **Population:** Keep population low; keep growth low; and encourage socioeconomic diversity.
2. **Historic and "Small Town" Character:** Preserve historic buildings and properties; preserve diverse building stock; promote architectural and design quality; and require development and redevelopment to be compatible with surrounding conditions and sympathetic to the established historic, and "small town" character of the Village.
3. **Economy:** Provide a framework for future Village fiscal stability and flexibility by identifying and planning for long term capital improvements, monitoring and ensuring long term revenue streams, and balancing ongoing service costs and revenues.
4. **Visitors and Tourists:** Recognizing that the Village is a seasonal tourist venue in the center of a year-round residential community, and to balance those sometimes-conflicting functions; maintain harmony between the uses, needs and services of the visitors and tourists while ensuring and protecting the privacy of residents; and ensuring a positive net economic impact on the Village.
5. **Transportation:** Improve the management of truck and other vehicular traffic; maintain and improve existing streets; create appropriate linkages between existing streets; build new streets where appropriate and necessary; complete sidewalk system; provide appropriate pedestrian links to community facilities; and enhance parking capacity.
6. **Facilities and Services:** Undertake practical and feasible cooperative projects; ensure adequacy of government facilities and services; provide recreation opportunities; protect public health and ensure public safety.

The subsequent review of the individual chapters of the 2003 Long Range Plan lead to updates of the data and in some cases the inclusion of new information and ideas. At the end of each Chapter, a number of Policy recommendations were made related to the information within that Chapter. A synopsis of the policy recommendation for the 2019 Long Range Plan Update are found on the next two (2) pages.



Population

- ◆ Protect the Village from unanticipated significant changes in the population levels and significant changes in the rate of population change.
- ◆ Require development of vacant residential properties to be compatible in scale and massing with the character of existing Village residential areas.
- ◆ Provide support services to enable Village residents to remain in their homes as they age; assess the future need for elderly housing in the Village.

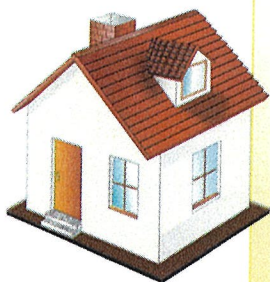
Land Use

- ◆ Modify Chapter 1321 Flood Control to reference the 2016 FEMA Flood Plain mapping.
- ◆ Consider the creation of riparian setback regulations to be included in the Zoning Ordinance
- ◆ Adopt Steep Slope Setbacks in the Zoning Ordinance to achieve this Long Range Plan's goals of conservation and protection. Appropriate zoning regulations should be drafted to implement this recommendation.



Housing

- ◆ Acknowledge that housing in the Village is generally older and larger than housing in the County and the State placing added responsibility on homeowners to maintain the Village's aging housing stock.
 - ◆ Proper planning should be geared toward ensuring continuance of past trends and minimization of significant future changes.
 - ◆ Require new single family housing to be compatible with surrounding neighborhoods, housing types, and densities; and require high quality development through adoption of residential design standards and subdivision regulations.
 - ◆ Establish a local historic district and local reviewing body.
 - ◆ Encourage reinvestment in existing housing stock.
 - ◆ Evaluate the modification of current zoning requirements for housing to encourage more affordable housing .
- ◆ Consider zoning modifications that establish criteria for multi-family developments to be consistent with the small town character, limiting the scale to smaller buildings, and maintaining densities that will not burden community services.



Economy

- ◆ Embrace and encourage quality development and redevelopment.
- ◆ Encourage property improvements to stabilize and preserve Village property values.
- ◆ Consider areas within the Village for detachment or annexation to the Village.
- ◆ Explore ways to increase ongoing revenues and control expenses.
- ◆ Explore Zoning amendments that encourage commercial uses on the first floor and address residential on Main Street.
- ◆ Encourage economic development programs that enhance the existing businesses and support appropriate growth of new businesses.



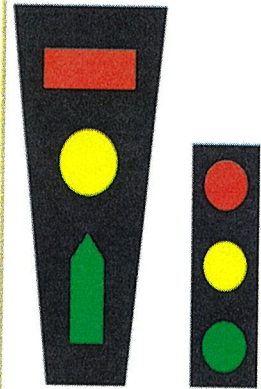


Land Ownership

- ♦ Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels outside CVNP statutory boundaries, such as subdivision regulations.
- ♦ Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels inside CVNP statutory boundaries but with no current federal interest.
- ♦ Work with property owners to encourage compatible and sympathetic use, including conservation and protection.
- ♦ Approach and engage large and multiple property owners to discuss the goals of this Plan, and identify opportunities for public-private cooperation in the furtherance of those goals.

Circulation

- ♦ Consider streetscape improvements in the Village Center and the Historic District.
- ♦ Consider engaging a traffic engineer to evaluate the vehicular and pedestrian improvements.
- ♦ Consider undertaking a comprehensive Village parking plan.
- ♦ In conjunction with redevelopment of the Village's industrial area, consider construction of new streets extending between the West Mill and North Locust Street termini.
- ♦ Consider the need for secondary access to the future Mixed Use area.
- ♦ Minimize the impact of new development and redevelopment on existing residential area.
- ♦ Pursue pavement, gate, and pedestrian crossing upgrades to the RR at Main Street.



Facilities and Services



- ♦ Continue to build upon relationships with the School District, Library, other recreational site owners, and the Recreation League, to ensure availability for Village resident recreation use.
 - ♦ Build on existing properties and facilities to ensure adequate recreational use opportunities for all Village residents.
 - ♦ Explore the formation of a recreational district with adjacent communities.
 - ♦ Adopt zoning requirements to ensure that future land uses protect and conserve important Village natural, physical, cultural, historical resources, aesthetics and open space.
 - ♦ Undertake a careful review of the status of the Service Garage and Players Barn properties.
 - ♦ Evaluate the need for improved storm water regulations.
- ♦ Monitor changes in communication technology to provide the best service to the Village.
- ♦ Ensure that the scope of water/sewer availability is consistent with the goals and policies of this Long Range Plan.

Future Land Use

- ♦ Review future rezoning and development requests for consistency with the Future Land Use Map.
- ♦ Allow existing industrial uses to continue; support continuation of such uses however, if any existing industrial use should cease operation, the property should be redeveloped consistent with this Plan's goals.
- ♦ Main Street should continue to accommodate retail commercial and accessory uses that promote a sense of "small town" community.
- ♦ Undertake water service and wastewater service feasibility studies consistent with the recommendations of this Long Range Plan.
- ♦ Consider the creation of subdivision regulations in the Zoning Ordinance.
- ♦ Consider the creation of Mixed Use Overlay standards in the Zoning Ordinance.



A Long Range Plan is only as good as its implementation program. This Long Range Plan Update provides a list of the next steps to serve as guide for the implementation of the goals and policies. The Plan Update provides is a list of actions that the Village Planning Commission, Council or others in the community may wish to consider. They generally fall into three (3) categories: Regulatory Controls, Administrative Actions, and Partnerships and Collaborations. The actions, found in the Framework for Moving Forward Chapter on pages 93 to 95, provide an extensive list that the Planning Commission, Council and Administration must prioritize and begin implementation to insure the goals and polices of the Long Range Plan update are realized.

The Appendix to this Long Range Plan Update includes much of the background material used to create the policies and guide the Planning Commission in its decision making process. It includes the information obtain through the Community Input meetings by the Long Range Plan Committee and the research by members of that Committee and the Planning Commission on issues and trends affecting communities today. It is a valuable resource for understanding the direction of this Long Range Plan Update.

It is recommended that the status of the plan implementation be reviewed at least annually and the results of that review shared with the public. Success will be evidenced by the cooperation and the collaboration between the Village government, residents and businesses working together to achieve the goals of the Long Range Plan Update.